

# \$399,000 - 903, 9803 24 Street Sw, Calgary

MLS® #A2213714

**\$399,000**

3 Bedroom, 2.00 Bathroom, 1,247 sqft

Residential on 0.00 Acres

Oakridge, Calgary, Alberta

Bright, PET AND DOG FRIENDLY, 3-bedroom townhouse in Oakridge for UNDER \$400k! This home has been very well taken care of, with several updates in recent years. As you walk in, you are immediately shown the gorgeous kitchen. Sleek, soft close black cabinets, newer stainless-steel appliances and hood vent, new faucet, wood countertops, beautifully tiled backsplash, and a pantry add to this gorgeous kitchen which is sure to impress. The living room and dining room elegantly display the hardwood flooring on the main floor, with natural light flooding this living space. A half bath, which has been remodeled, completes the main floor.

Upstairs provides the THREE large bedrooms (approximately 100 sqft, 105 sqft, and the huge 192 sqft primary) â€” large enough for queen beds in all. The stairs, hallway, and primary bedroom have new vinyl flooring. A complete 4-piece bathroom finishes the bright upper floor. The FINISHED basement is perfect for a playroom, gym, or theater room, with a spacious utility room with a workbench and storage space available.

The BEST part about this townhouse is the fenced and serenely treed private-use yard. Neatly laid pavers provide a patio space big enough for furniture and a barbeque, while having one of the most private yards in this complex. This townhouse offers incredible value at a price that is difficult to find in this



area of Calgary. This complex is pet and dog friendly â€“ board approval and some restrictions apply. A home at this price and in great condition wonâ€™t last long.

OPEN HOUSE SATURDAY, APRIL 26

10:00AM - 12:00PM

Built in 1969

### Essential Information

MLS® #	A2213714
Price	\$399,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,247
Acres	0.00
Year Built	1969
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

### Community Information

Address	903, 9803 24 Street Sw
Subdivision	Oakridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 3W5

### Amenities

Amenities	Park, Parking, Snow Removal, Trash
Parking Spaces	1
Parking	Off Street, Stall

### Interior

Interior Features	Ceiling Fan(s), No Smoking Home, Pantry, Storage, Wood Counters
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Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Barbecue, Private Entrance, Private Yard
Lot Description	Corner Lot, Few Trees, Front Yard, Low Maintenance Landscape, Private, Treed
Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 23rd, 2025
Days on Market	7
Zoning	M-CG

## Listing Details

Listing Office	eXp Realty
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